



**CULTURAL RESOURCES OFFICE  
PRESERVATION BOARD  
REGULAR MEETING  
MONDAY - APRIL 27, 2015 — 4:00 P.M.  
1520 MARKET ST. #2000  
ST. LOUIS, MO. 63103  
[www.stlouis-mo.gov/cultural-resources](http://www.stlouis-mo.gov/cultural-resources)**

Roll call. Approval of the March 23, 2015 minutes. Approval of the Agenda.  
Set date for May meeting for May 18, 2015

<b>PRELIMINARY REVIEWS</b>	<b>Jurisdiction</b>	<b>Project</b>	<b>Pg.</b>
A.	1809-11 Rear South 7 <sup>TH</sup> ST.....	Soulard Historic District ..... Demolish a two-story brick ..... 1 alley house.	
B.	4232 W. DR. M.L.KING DR.....	The Ville Historic District..... Construct fifty-four (54) unit..... 8 senior apartments.	
<b>APPEALS OF DENIALS</b>			
C.	245 UNION BOULEVARD.....	Central West End H.D..... Retain a retaining wall built ..... 14 without a permit.	
D.	4022-24 DETONTY STREET .....	Shaw Historic District ..... Retain front doors installed ..... 17 without a permit.	
<b>SPECIAL AGENDA ITEMS</b>			
<b>Nominations to the National Register of Historic Places</b>			
E.	Brahm-Mitchellette Motor Car Company - 3537 S. Kingshighway .....		20
F.	Central Institute for the Deaf Building - 800 South Euclid Avenue .....		22
G.	Dutchtown South Historic District – Various addresses .....		25



CITY OF ST. LOUIS  
**PLANNING & URBAN  
DESIGN AGENCY**  
CULTURAL RESOURCES OFFICE  
FRANCIS G. SLAY, Mayor

**A.**

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DATE: April 27, 2015  
ADDRESS: 1809-11 Rear S. 7<sup>th</sup> Street  
ITEM: Preliminary Review application to demolish a two-story alley house.  
JURISDICTION: Soulard Certified Local Historic District — Ward 7  
STAFF: Jan Cameron, Cultural Resources Office



1809-11 REAR SOUTH 7<sup>TH</sup> STREET

**APPLICANT:**

John H. Wyatt  
Z and L Wrecking

**OWNERS:**

Dewey and Zilpah Wyatt,  
John Wyatt, trustee

**RECOMMENDATION:**

That the Preservation Board withhold preliminary approval of the demolition application unless a compelling argument is presented for the infeasibility of rehabilitation.



**1809-11 Rear S. 7<sup>th</sup> Street is located in the Soulard Local Historic District and in a Preservation Review District. The Preservation Board considered an appeal of the Director's Denial of the demolition of the alley house at its October, 2013 meeting and upheld the denial. This preliminary review was scheduled as it is more than one year since that decision.**

**RELEVANT LEGISLATION:**

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Excerpt from Ordinance #62382 (Standards), revising original Ordinance #57078

**211 DEMOLITION**

*Comment: Buildings which were built before 1929 are considered historically significant to the character and integrity of the Soulard Historic District. These buildings are an irreplaceable asset, and as such, their demolition is strictly limited.*

Ordinance No. 61366 [*superseded by Ordinance No. 64689*] of the City of St. Louis is hereby adopted to govern demolitions of buildings located within the Soulard Historic District, except that the following Sections of such Ordinance shall, for proposes of this Code only, be deemed revised, amended, or deleted as noted.

**The revisions to Ordinance #64689 made by the Soulard Historic District Ordinance are noted below: additions are in italicized and underlined font; and deletions in strike-through.**

From Ordinance 64689:

**PART X - DEMOLITION REVIEWS**

**SECTION FIFTY-EIGHT.**

Whenever an application is made for a permit to demolish a Structure which is i) individually listed on the National Register, ii) within a National Register District, iii) for which National Register Designation is pending or iv) which is within a Preservation Review District established pursuant to Sections Fifty-Five to Fifty-Six of this ordinance, the building commissioner shall submit a copy of such application to the Cultural Resources Office within three days after said application is received by his Office.

**SECTION FIVE. Demolition permit - Board decision.**

All demolition permit application reviews pursuant to this chapter shall be made by the Director of the Office who shall either approve or disapprove of all such applications based upon the criteria of this ordinance. All appeals from the decision of the Director shall be made to the Preservation Board. Decisions of the Board or Office shall be in writing, shall be mailed to the applicant immediately upon completion and shall indicate the application by the Board or Office of the following criteria, which are listed in order of importance, as the basis for the decision:

- A. Redevelopment Plans. Demolitions which would comply with a redevelopment plan previously approved by ordinance or adopted by the Planning and Urban Design Commission shall be approved except in unusual circumstances which shall be expressly noted.

**Not applicable.**

- B. Architectural Quality. Structure's architectural merit, uniqueness, and/or historic value shall be evaluated and the structure classified as high merit, merit, qualifying, or noncontributing based upon: Overall style, era, building type, materials, ornamentation, craftsmanship, site planning, and whether it is the work of a significant architect, engineer, or craftsman; and contribution to

the streetscape and neighborhood. Demolition of sound high merit structures shall not be approved by the Office. Demolition of merit or qualifying structures shall not be approved except in unusual circumstances which shall be expressly noted.

**This property is identified as a contributing resource to the Soulard Local and National Register Historic Districts. As a contributing property in a historic district, the house is considered to be a Merit property.**

- C. Condition. The Office shall make exterior inspections to determine whether a structure is sound. If a structure or portion thereof proposed to be demolished is obviously not sound, and the threat to the public health, safety and welfare resulting therefrom cannot be eliminated with reasonable preventative measures, the application for demolition shall be approved except in unusual circumstances which shall be expressly noted. The remaining or salvageable portion(s) of the structure shall be evaluated to determine the extent of reconstruction, rehabilitation or restoration required to obtain a viable structure.

1. Sound structures with apparent potential for adaptive reuse, reuse and or resale shall generally not be approved for demolition unless application of criteria 1, 4, 6 and 7 ~~in subsections A, D, F and G, four, six and seven~~ indicates demolition is appropriate.

**Exterior inspection suggests that the building meets the definition of sound, as used in Ordinance #64689. In March 2012 it sustained a roof collapse, which has taken portions of the brick side gables. All masonry appears to have fallen into the house itself.**

**Minor cracks were noted in the brick work; however, the walls perceivable from the alley appear to be generally sound. No inspection of the east facade was possible, as it is interior to the property.**

**In the 18 months since the Preservation Board reviewed and denied the appeal to demolish this building, there has been little change in the visible exterior portions of the building. During this time, the owners have done nothing to stop its deterioration: the building has remained unsecured and open to the weather.**

2. Structurally attached or groups of buildings. The impact of the proposed demolition on any remaining portion(s) of the building will be evaluated. Viability of walls which would be exposed by demolition and the possibility of diminished value resulting from the partial demolition of a building, or of one or more buildings in a group of buildings, will be considered.

**Not applicable.**

- D. Neighborhood Effect and Reuse Potential.

1. Neighborhood Potential: Vacant and vandalized buildings on the block face, the present condition of surrounding buildings, and the current level of repair and maintenance of neighboring buildings shall be considered.

**1809-11 Rear S. 7<sup>th</sup> Street is an alley building. The surrounding properties range from new garages to an early stone house, and include three small residences facing the alley that have been rehabilitated and are in residential use. The general condition and maintenance of the surrounding buildings is good to excellent.**

2. Rehabilitation Reuse Potential: If the Applicant offers substantial evidence that the structure, in its entirety, is in such a condition that the only feasible rehabilitation thereof would be equivalent to total reconstruction, the application for demolition shall be approved. ~~The potential of the structure for renovation and reuse, based on similar cases within the City, and the cost and extent of possible renovation shall be evaluated. Structures located within currently well maintained blocks or blocks undergoing upgrading renovation will generally not be approved for demolition.~~

The applicants have submitted a letter from Frontenac Engineering dated March 7, 2015. Its review of the structural condition of the building is in total:

*Having surveyed the alley house, Frontenac Engineering believes the building to be in very bad condition and it should be demolished before it falls down. The roof and floor structures have already taken on considerable rainwater and have partially collapsed into the basement. The brick shell has been exposed to the weather for too many years and is beyond saving. Only the rubble stone [sic] foundation walls can be reused provided they are tuck-pointed inside and out.*

3. Economic Hardship: The Office shall consider the economic hardship which may be experienced by the present owner if the application is denied. Such consideration may include, among other things, the estimated cost of demolition, the estimated cost of rehabilitation or reuse, the feasibility of public or private financing, the effect of tax abatement, if applicable, and the potential for economic growth and development in the area.

**As a contributing building in a National Register district, the rehabilitation of the building would be eligible for the use of state and federal historic tax credits to offset higher than usual costs of the rehabilitation.**

**The applicant has not provided any information on the projected cost of rehabilitation except an analysis for total “restoration”, i.e. complete reconstruction in CMU with brick veneer, per the Frontenac Engineering report. That estimated cost is \$396,517. Estimated rental income on two units is stated as \$3,000 per month.**

E. Urban Design. The Office shall evaluate the following urban design factors:

1. The effect of a proposed partial demolition on attached or row buildings.  
**Not applicable.**
2. The integrity of the existing block face and whether the proposed demolition will significantly impact the continuity and rhythm of structures within the block.  
**Not applicable.**
3. Proposed demolition of buildings with unique or significant character important to a district, street, block or intersection will be evaluated for impact on the present integrity, rhythm, balance and density on the site, block, intersection or district.  
**1809-11 Rear S. 7<sup>th</sup> Street is an alley building, one of an endangered property type that is critically important to the special character of the Soulard Historic District. Many alley buildings in the neighborhood have been rehabilitated and are occupied. One of these**

**is almost directly opposite this property. Loss of another of these alley houses would constitute a negative impact upon the district.**

4. The elimination uses will be considered; however, the fact that a present and original or historic use of a site does not conform to present zoning or land use requirements in no way shall require that such a nonconforming use to be eliminated.

**Not applicable.**

- F. Proposed Subsequent Construction. Notwithstanding the provisions of any ordinance to the contrary, the Office shall evaluate proposed subsequent construction on the site of proposed demolition based upon whether:

1. The applicant has demonstrated site control by ownership or an option contract;
2. The proposed construction would equal or exceed the contribution of the structure to the integrity of the existing streetscape and block face. Proposal for creation of vacant land by demolition(s) in question will be evaluated as to appropriateness on that particular site, within that specific block. Parking lots will be given favorable consideration when directly adjoining/abutting facilities require additional off-street parking;

**The owners have stated that they will replace the building with a parking pad as off-street parking for the front building on the parcel. Currently, there is one parking spot adjacent to the alley building. As the front building has been vacant for a few years, and the adjacent property has no building standing on it, and some properties in the Souldard Historic District have off-street parking, and some do not, the argument for the requirement of additional off-street parking does not seem particularly strong.**

**Wyatt has also submitted some work he would like to do to the front building (door and storefront repair) and in the adjacent parcel at 1815 S. 7th (wall, wrought-iron and privacy fencing) as mitigation for the loss of the alley building.**

3. The proposed construction will be architecturally compatible with the existing block face as to building setbacks, scale, articulation and rhythm, overall architectural character and general use of exterior materials or colors;

**The construction of a parking pad would not be incompatible with the surrounding properties. , but could not be considered a sufficient replacement for the loss of the alley building.**

4. The proposed use complies with current zoning requirements;

**The property complies with current zoning.**

5. The proposed new construction would commence within twelve (12) months from the application date.

**This has not been determined. The owners have proposed work on both the front building and adjacent property for several years.**

- G. Commonly Controlled Property. If a demolition application concerns property adjoining occupied property and if common control of both properties is documented, favorable consideration will generally be given to appropriate reuse proposals. Appropriate uses shall include those allowed under the current zoning classification, reuse for expansion of an existing conforming,

commercial or industrial use or a use consistent with a presently conforming, adjoining use group. Potential for substantial expansion of an existing adjacent commercial use will be given due consideration.

**The plan presented for the two lots owned by the Wyatt family is not dependent upon the demolition of the alley building.**

- H. Accessory Structures. Accessory structures (garages, sheds, etc.) and ancillary structures will be processed for immediate resolution. Proposed demolition of frame garages or accessory structures internal to commercial or industrial sites will, in most cases, be approved unless that structure demonstrates high significance under the other criteria listed herein, which shall be expressly noted.

**Not Applicable.**

#### **PRELIMINARY FINDINGS AND CONCLUSION:**

The Cultural Resources Office's consideration of the criteria for demolition review in the Soulard Certified Local Historic District and the Preservation Review District criteria led to these preliminary findings:

- 1809-11 Rear S. 7<sup>th</sup> Street is a Merit property, a contributing property in the Soulard Local Historic District and is in a Preservation Review District.
- There is no Redevelopment Plan adopted by ordinance that includes this property.
- The roof of the alley house had collapsed in 2012 which initiated the first request by the owners for demolition. Since that time, a few bricks have fallen from the top of the wall, but essentially the condition of the exterior walls remains the same.
- The building has withstood being open to the weather without any intervention since first scheduled for review in October of 2013.
- The engineering report submitted by the owners is a general statement without photographs or detailed assessment of the building's condition. The report does not provide substantial evidence that the structure, in its entirety, is in such a condition that the only feasible rehabilitation thereof would be equivalent to total reconstruction, as required in the Soulard district standards.
- As a contributing building in a National Register district, the rehabilitation of the building would be eligible for the use of state and federal historic tax credits to offset higher than usual costs of the rehabilitation.
- Alley houses are a critical element of the character of the Soulard Historic District and the demolition of 1809-11 Rear S. 7<sup>th</sup> would constitute a loss to the district.
- The mandate to protect Merit properties that can be rehabilitated from demolition does not seem to be mitigated by criteria of less importance: the construction of a parking pad on the site of the alley building and work on the front building that is primarily maintenance and repair and would allow the vacant lot to be occupied during special events.

- The commonly-controlled property plan does not require demolition of the alley building and the alley building is not considered to be an accessory structure.

Based on the Preliminary findings, the Cultural Resources Office recommends that the Preservation Board withhold preliminary approval of the demolition application unless the applicant provides creditable, compelling evidence that the condition of 1809-11 Rear S. 7<sup>th</sup> and the expense of its rehabilitation of Street would make its demolition the only possible alternative, as the historic district standards require.



CONDITIONS OF APRIL 2015



CONDITIONS OF OCTOBER 2012







CITY OF ST. LOUIS  
**PLANNING & URBAN  
DESIGN AGENCY**  
Cultural Resources Department

**B.**

DATE: April 27, 2015  
ADDRESS: 4232 W. Dr. Martin Luther King Drive  
ITEM: Preliminary Review to construct a 54 unit senior apartment building.  
JURISDICTION: The Ville Historic District — Ward 4  
STAFF: Bob Bettis, Cultural Resources Office



4232 WEST DR. MARTIN LUTHER KING DRIVE

**OWNER:**  
Vandeventer Place, L.P.

**APPLICANT:**  
Edward English; Rosemann and Associates

**STAFF RECOMMENDATION:**  
That the Preservation Board grant preliminary approval to the design as proposed with the stipulation that final plans and materials are reviewed and approved by the Cultural Resources Office.



## THE PROJECT

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The applicant proposes to build a three-story, 54 unit senior apartment building facing Dr. Martin Luther King Drive and Pendleton Avenue on this large vacant site. The project does not involve any demolition.

## RELEVANT LEGISLATION:

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Excerpt from Ordinance #67174, The Ville Historic District Rehabilitation and New Construction Standards

### Residential Appearance and Use Standards

A. Height.

New buildings or altered existing buildings, including all appurtenances, must be constructed within 25% of the average height of existing residential buildings on the block. NOTE: The Ville has a range of heights: Homer G. Phillips, St. James House at 10 stories; the Ville Apartment at 8 units of 2 stories with dormers. When feasible, new residential structures shall have their first floor elevation approximately the same distance above the front-grade as the existing buildings in the block.

**The Ville Standards do not specifically address new multi-family residential buildings along commercial corridors. Although the proposed apartment building is one story taller than the majority of the commercial buildings along both sides of Dr. Martin Luther King between Whittier and Billups avenues, the design does not detract from the overall streetscape due to its height. There is only one extant residential building within a few blocks of the project area.**

B. Location:

Location and spacing of new building: 10 feet apart. Width of new buildings should be consistent within 25% of existing buildings.

**As with height, the location requirement is not written for this sort of development. The context on this particular block has been virtually eradicated and the requirement to site buildings 10 feet apart is not feasible. The location of the new building does not detract from the overall streetscape.**

C. Exterior Materials:

Materials on the fronts and other portions of new or renovated buildings visible from the street and on corner properties, those sides of the building exposed to the street excluding garages are to be compatible with the original buildings.

**Complies. The new building will utilize brick on the street facing elevations.**

D. Details:

Architectural details on existing structures, such as columns, dormer, porches and bay windows, should be maintained in their original form, if at all possible. Architectural details on new buildings shall be compatible. Renovated structures should be in the same vertical proportion as the original structures. Raw or unfinished aluminum is not acceptable for storm doors and

windows. Aluminum or metal awnings visible from the street are not permitted. Canvas or canvas type awnings are permitted.

**Complies. Fenestration patterns and brick detailing will be compatible with existing historic examples found throughout the district.**

E. Roof Shapes:

When there is a strong or dominant roof shape in a block, proposed new construction or alterations shall be compatible with existing buildings.

**Complies. The building will have a flat roof matching the existing historic commercial buildings along the street.**

F. Roof Materials:

Roof materials should be of slate, tile, copper or asphalt shingles where the roof is visible from the street (brightly colored asphalt shingles are not acceptable). Design of skylights or solar panels, satellite receiving units, where prominently visible from the street should be compatible with existing building design.

**Complies.**

G. Walls, Fences, and Enclosures:

Yard dividers, walls, enclosures, or fences in front of building line are not permitted. All side fences shall be limited to six feet in height.

**Complies. Fencing will be constructed at the rear of the property and will be 6 feet in height.**

H. Landscaping:

The installation of street trees is encouraged. In front of new buildings, street trees may be required. Front Lawn hedges shall not exceed four feet in height along public sidewalks. If there is a predominance of particular types or qualities of landscaping materials, any new plantings should be compatible considering mass and continuity.

**Complies. Street trees are planned for the development.**

I. Paving and Ground Cover Material:

Where there is a predominant use of a particular ground cover (such as grass) or paving material, any new or added material should be compatible with the streetscape. Loose rock and asphalt are not acceptable for public walkways (sidewalks) nor for ground cover bordering public walkways (sidewalks).

**Complies. Sidewalks will be of an appropriate material.**

J. Street Furniture and Utilities:

Street furniture for new or existing residential structures should be compatible with the character of the neighborhood. Where possible, all new utility lines shall be underground.

**Complies. Utilities will not be street visible.**

K. Off-street parking should be provided for new or renovated properties.

**Complies. Parking will be behind the building.**

- L. No permanent advertising or signage may be affixed to building or placed in yard of residential properties.  
**Signage will be applied for under a separate permit.**
- M. The standards found in Section 2C and 2D are not applicable to garages or out buildings to be constructed or renovated behind the rear edge of the main building and visible from the street. The general overall appearance of the building must be visually compatible with the surrounding structures.

**Not applicable. There are no proposed outbuildings associated with this project.**

#### **PRELIMINARY FINDINGS AND CONCLUSION:**

The Cultural Resources Office's consideration of the criteria for new residential construction in the Central West End Historic District Standards led to these preliminary findings:

- The proposed site for the 54 unit senior apartment building to be constructed is located in The Ville Local Historic District.
- The proposed design complies with all requirements for new construction in The Ville Historic District Standards.
- Final material choices have not been made, but the applicant intends to comply with the requirements of the Historic District Standards.

Based on these Preliminary findings, the Cultural Resources Office recommends that the Preservation Board grant preliminary approval to the project, with the stipulation that final plans and materials will be reviewed and approved by the Cultural Resources Office.



**PROPOSED SITEPLAN**



**PROPOSED SITE PLAN**



**PROPOSED SITE PLAN**



**REAR ELEVATION**



**STREET ELEVATION DETAIL**





CITY OF ST. LOUIS  
**PLANNING & URBAN  
DESIGN AGENCY**

Cultural Resources Department

**C.**

DATE: April 27, 2015  
ADDRESS: 245 Union Boulevard  
ITEM: New application to retain concrete unit retaining wall constructed without permit  
JURISDICTION: Central West End Historic District — Ward 28  
STAFF: Jan Cameron, Cultural Resources Office



**245 UNION**

**OWNER:**

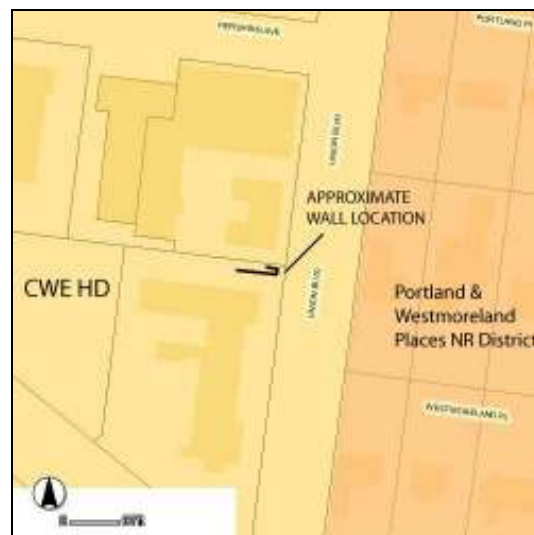
City Apartments at West End LLC

**APPLICANT:**

Central West End City Apartments  
Daniel Weller

**STAFF RECOMMENDATION:**

That the Preservation Board uphold the Director's denial of the retaining wall as constructed as it does not comply with the Central West End Historic District Standards; and direct the applicant to remove the existing wall or revise the design of the wall to follow a historic example.



## **THE PROJECT**

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The applicant has applied for a permit to retain a concrete block retaining wall constructed without a permit. The retaining wall surrounds the site of a monument sign approved by the Preservation Board at its January 26, 2015 meeting.

## **RELEVANT LEGISLATION:**

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Excerpt from Ordinance #69423, Revised Rehabilitation and New Construction Standards for Ordinance #56768, the Central West End Historic District.

### **III. RESIDENTIAL AND INSTITUTIONAL DESIGN STANDARDS**

#### **Alterations to Existing Structures:**

#### **Repairs and Rehabilitation to Historic Residential and Institutional Buildings...**

##### **Site Work**

##### **A. Walls, Fences and Enclosures**

Walls, fences, gates and other enclosures form an important part of the overall streetscape. Original or historic walls, iron fences and gates, gatehouses, and other enclosures, as well as arches and other historic architectural features, shall always be preserved through repair and maintenance. When non-original or non-historic retaining walls or tie-walls require replacement, the original grade of the site shall be returned if feasible or more appropriate materials shall be used. New walls, fences and other enclosures shall be brick, stone, stucco, wood, wrought- iron or evergreen or deciduous hedge when visible from the street, as is consistent with the existing dominant materials within the historic district.

**Does not comply. The retaining wall is composed of four set-back courses of tumbled concrete units in a brown color with substantial aggregate. Neither the color nor the material is compatible with the materials of the historic buildings, which are brick, limestone and terra cotta. An appropriate wall would be constructed of mortared limestone or brick, with an appropriate cap and a vertical face.**

## **PRELIMINARY FINDINGS AND CONCLUSION:**

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The Cultural Resources Office's consideration of the criteria for new residential construction in the Central West End Historic District Standards led to these preliminary findings:

- The proposed site of the retaining wall, 245 Union Boulevard, is located in the Central West End Local Historic District.
- The retaining wall was constructed without a permit or approval from the Cultural Resources Office.
- The wall is constructed at the main entry to a rear parking area forms a planter base for a monument sign that will identifying the apartment complex.



- Neither the form nor materials of the wall comply with the Historic District Standards, and are incompatible with the Classic Revival styles of the historic apartment buildings.

Based on the Preliminary findings, the Cultural Resources Office recommends that the Preservation Board deny the application and require the owner to construct a wall that complies with the standards.



**COMPLETED RETAINING WALL/PLANTER**



**DETAILS OF MASONRY**



CITY OF ST. LOUIS  
**PLANNING & URBAN  
DESIGN AGENCY**  
CULTURAL RESOURCES OFFICE  
FRANCIS G. SLAY, Mayor

**D.**

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DATE: April 27, 2015  
ADDRESS: 4022-24 DeTonty Street  
ITEM: Appeal of Director's denial to retain front entry doors.  
JURISDICTION: Shaw Neighborhood Local Historic District — Ward 8  
STAFF: Andrea Gagen, Preservation Planner, Cultural Resources Office



**4022-24 DETONTY ST.**



**OWNER/APPLICANT:**  
William Everett

**RECOMMENDATION:**  
That the Preservation Board uphold the Director's denial, as the entry doors do not comply with the Shaw Historic District Standards.

## **THE CURRENT WORK:**

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The applicant has a building permit application to install front entry doors and a transom at 4022-24 DeTonty. The doors were originally half-glass doors with transoms (later boarded) and a center mullion. The new entry, installed without a permit, consists of a single transom above two doors with leaded glass ovals. A Citizen's Service Bureau complaint regarding the doors was received in March and a citation letter was issued. The owner applied for a permit and the permit was denied. The owner has appealed the decision.

## **RELEVANT LEGISLATION:**

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Excerpt from Ordinance #59400, the Shaw Neighborhood Historic District:

### **Residential Appearance and Use Standards**

#### **D. Details:**

Architectural details on existing structures, such as columns, dormer, porches and bay windows, should be maintained in their original form, if at all possible. Architectural details on new buildings shall be compatible with existing details in terms of design and scale. Doors, dormers, windows and the openings on both new and renovated structures should be in the same vertical and horizontal proportions and style as in the original structures.

**Does not comply. The configuration of the transom and doors does not replicate the historic configuration. The change from two transoms to a single transom and the elimination of the center mullion, dramatically alters the appearance of the building. The doors also are not compatible with the style of the building as they are of a contemporary design.**

## **PRELIMINARY FINDINGS AND CONCLUSION:**

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The Cultural Resources Office's consideration of the Shaw Neighborhood District standards and the specific criteria for architectural details led to these preliminary findings.

- 4022-24 DeTonty Street is located in the Shaw Neighborhood Local Historic District.
- The entry doors and transom were installed without a permit.
- The current configuration of the entry does not replicate the historic appearance of the entrance, with the elimination of the double transom and center mullion.
- The new doors are not compatible with the architectural style of the building and are of a contemporary design.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director's denial of the application to retain the entry doors and transom as they do not comply with the Shaw Neighborhood Local Historic District standards.





**4022-24 DETONTY BEFORE ALTERATIONS TO ENTRY & PORCH**



**NEW ENTRY DOORS AND TRANSOM ALONG UNREPLACED DOORS**



CITY OF ST. LOUIS  
**PLANNING & URBAN  
DESIGN AGENCY**  
CULTURAL RESOURCES OFFICE  
FRANCIS G. SLAY, Mayor

**E.**

DATE: April 27, 2015  
ADDRESS: 3537 S. Kingshighway — Ward: 10  
ITEM: Nomination to the National Register of the Brahm-Mitchellette Motor Car Company.  
STAFF: Betsy Bradley, Cultural Resources Office



3537 S. KINGSHIGHWAY

**PREPARER:**

Landmarks Association of St. Louis  
Ruth Keenoy

**RECOMMENDATION:**

The Preservation Board should direct the staff to prepare a report for the State Historic Preservation Office that the property meets the requirements of National Register Criteria A and C.



**RELEVANT LEGISLATION:**

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**Section 101(c)(2)(A) of the National Historic Preservation Act of 1996 (amended)**

Before a property within the jurisdiction of the certified local government may be considered by the State to be nominated to the Secretary for inclusion on the National Register, the State Historic Preservation Officer shall notify the owner, the applicable chief local elected official and the local historic preservation commission. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register.

**PROPERTY SUMMARY:**

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The Brahm-Mitchellette Motor Car Company, located in St. Louis Independent City at 3537 S. Kingshighway, is nominated as locally significant under Criterion A and Criterion C, architecture, under the associated Multiple Property Documentation Form, Historic Auto-Related Resources of St. Louis. The period of significance extends from the Spanish Revival style automobile dealership's 1927 date of construction through 1944, the final year that the property was used exclusively as an automobile dealership. The Brahm-Mitchellette Motor Car Company was one of the earliest dealerships to be constructed on S. Kingshighway, which became "Automobile Row," after World War II when many auto-related businesses located there. The building is an exemplary example of its design and era of construction, reflecting the period of time when building owners and local architects — not automobile manufacturers — made design decisions about automobile dealerships.

The Cultural Resources Offices concurs that this property is eligible for listing in the National Register under Criteria A and C.



**ENTRANCE TOWER**





CITY OF ST. LOUIS  
**PLANNING & URBAN  
DESIGN AGENCY**  
CULTURAL RESOURCES OFFICE  
FRANCIS G. SLAY, Mayor

**F.**

DATE: April 27, 2015  
ADDRESS: 800 S. Euclid Avenue — WARD: 17  
ITEM: Nomination to the National Register of the Central Institute for the Deaf Building.  
STAFF: Andrea Gagen, Cultural Resources Office



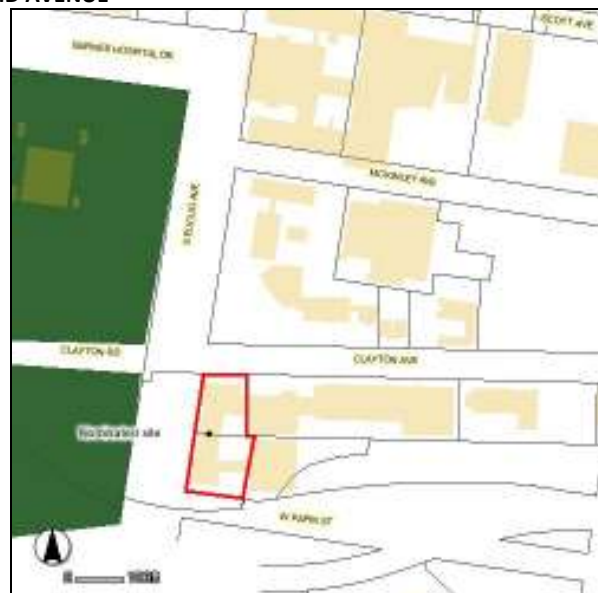
800 S. EUCLID AVENUE

**PREPARER:**

Lafser & Associates, LLC – Matt Bivens

**RECOMMENDATION:**

The Preservation Board should direct the staff to prepare a report for the State Historic Preservation Office that the property meets the requirements of National Register Criterion A.



**RELEVANT LEGISLATION:**

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**Section 101(c)(2)(A) of the National Historic Preservation Act of 1996 (amended)**

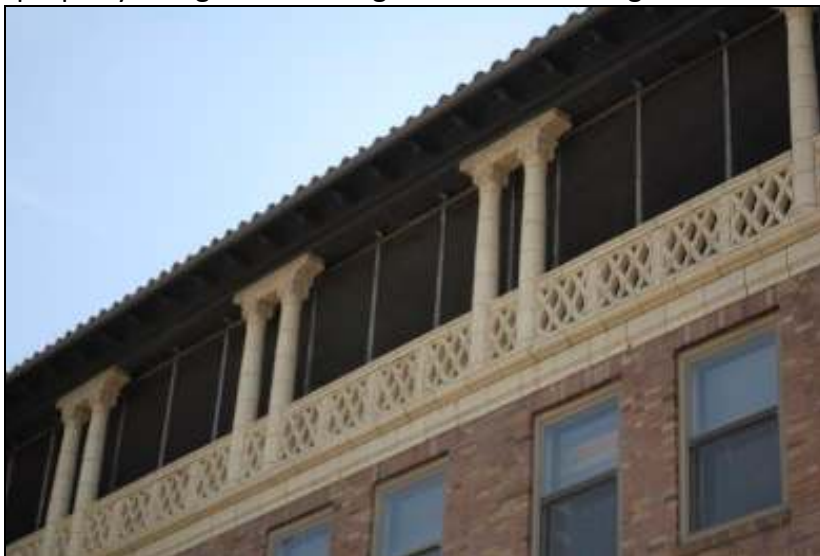
Before a property within the jurisdiction of the certified local government may be considered by the State to be nominated to the Secretary for inclusion on the National Register, the State Historic Preservation Officer shall notify the owner, the applicable chief local elected official and the local historic preservation commission. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register.

**PROPERTY SUMMARY:**

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The four-story, brick Central Institute for the Deaf Building, completed in 1929 from designs by William B. Ittner, was the organization's first combined research, clinical, teacher's training, and treatment facility. The Central Institute for the Deaf led the world in the development of oral education and performed ground-breaking research that directly contributed to the development of the science of audiology. The nominated building was home to many early research activities that lead to the first technological advances in the fields of speech and hearing. These advances included the study of identifying infant hearing issues, the development of foundations for cochlear implants, and the creation of the nation's first hearing aid clinic.

The Central Institute for the Deaf Building is nominated under Criterion A in the area of Health/Medicine. Its period of significance extends from its completion in 1929 to 1951 when all research and treatment activities were transferred to a newer building. The Cultural Resources Offices concurs that this property is eligible for listing in the National Register under Criterion A.



DETAIL OF TERRA COTTA AT THE SOLARIUM





DETAIL AT ENTRY



CITY OF ST. LOUIS  
**PLANNING & URBAN  
DESIGN AGENCY**  
CULTURAL RESOURCES OFFICE  
FRANCIS G. SLAY, Mayor

**G.**

DATE: April 27, 2015  
ADDRESS: Various addresses in the area roughly bounded by South Grand Boulevard, Virginia Alabama, Bingham Avenues and Delor Street — WARD: 25  
ITEM: Nomination to the National Register of the Dutchtown South Historic District.  
STAFF: Bob Bettis, Cultural Resources Office



4700 BLOCK OF ALASKA AVE.

**PREPARER:**

Lynn Josse and NiNi Harris

**RECOMMENDATION:**

The Preservation Board should direct the staff to prepare a report for the State Historic Preservation Office that the district meets the requirements of National Register Criterion A, and is qualified to be listed under the related MPDF "South St. Louis Historic Working- and Middle- Class Streetcar Suburbs"



**RELEVANT LEGISLATION:**

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**Section 101(c)(2)(A) of the National Historic Preservation Act of 1996 (amended)**

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**PROPERTY SUMMARY:**

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The Dutchtown South Historic District is eligible for listing in the National Register of Historic Places under Criterion A in the area of Community Planning and Development. The neighborhood exemplifies development patterns brought to South St. Louis by the opening of new streetcar lines in the late 19th century, as described in the associated Multiple Property Documentation Form "South St. Louis Historic Working- and Middle-Class Streetcar Suburbs." The district is significant as an intact manifestation of the economic forces that spurred suburban development in the late 19th and early 20th century. It serves as an illustration of the patterns of development the resulted in complete, self-sufficient commuter neighborhoods throughout the city. The period of significance begins in 1893, the year the streetcar arrived and the first subdivision was platted; it ends in 1931, the year which marks the end of the phase of major development in the neighborhood. The Cultural Resources Office agrees that the district is eligible for the listing in the National Register.